



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 10/19/04  
AGENDA ITEM 7  
WORK SESSION ITEM \_\_\_\_\_

**TO:** Redevelopment Agency Board  
**FROM:** Director of Community and Economic Development  
**SUBJECT:** Authorization for Acquisition of Portions of 1025-1027 A Street and 1077 A Street for Expansion of Municipal Parking Lot Two

**RECOMMENDATION:**

It is recommended that the Redevelopment Agency Board adopt the attached resolutions authorizing the acquisition of portions of 1025-1027 A Street and 1077 A Street for expansion of Municipal Parking Lot Two and appropriating \$855,000 for this purpose.

**DISCUSSION:**

Municipal Parking Lot Two (Muni Lot Two) is located in the downtown with an entrance on B Street next to Bank of the West. This lot currently has approximately 92 public parking spaces. Proposed plans for the expansion and reconfiguration of Muni Lot Two as a surface parking lot that can accommodate a future multi-level structure were reviewed and endorsed by the City Council at the time the Council/Agency Board reviewed the proposed Cinema Place project. The expanded parking lot would provide parking for an additional 88 cars, for a total of 180 spaces.

The proposed expansion of Muni Lot Two necessitates the acquisition of property shown in Exhibit A that lies to the north of the existing parking lot: 1027 A Street, which is presently used as a parking lot for a Salvation Army store, and a portion of 1025 A Street where the Salvation Army store is located. In the latter case the Salvation Army store would not be impacted, as the area being acquired is a driveway with a drive-up teller canopy that dates from the period when the building was previously used as a bank. Patrons of the Salvation Army store would be able to park in the expanded Muni Lot Two. The property would be acquired for its appraised value of \$708,000 from the owner, Weinstein Commercial Investments. It is anticipated that with escrow costs and other fees, the total cost of acquiring the property will be approximately \$740,000.

In order to accommodate a future multi-level parking structure on Muni Lot Two, a portion of another property needs to be acquired. The parking structure's foundation would extend into the southwest corner of the property at 1077 A Street, which serves as the parking lot for a Longs Drugs store. The area to be acquired includes eight parking spaces in the lot as shown

in Exhibit A. Additionally, an access easement would be obtained across the Longs Drugs parking lot to provide vehicular access for trash collection from Muni Lot Two. An offer based at the appraised value of \$107,700 was made to the property owner, Mr. Weinstein, who also owns the Salvation Army properties, and he has accepted the offer. It is anticipated with escrow costs and others fees the total cost will approximately \$115,000. This, coupled with the Salvation Army store acquisitions, would bring the total cost of both acquisitions to \$855,000.

The Longs Drugs store parking lot would continue to serve as a private lot; however, the existing fence separating it from Muni Lot Two would be removed to allow for improved pedestrian access between the lots. At such future time that the City/Agency decides to build a parking structure, the Agency would need to acquire and compensate Longs Drugs for the loss of the eight parking spaces that it currently has under lease.

Both properties have been tested for hazardous materials contamination based on a Phase I Environmental Assessment, and were determined by the Regional Water Quality Control Board and the Hayward Fire Department to be free of environmental contamination issues.

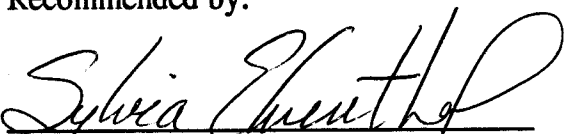
Funding for this project is contained in the 2004 tax allocation bond issue that was approved by Council on April 27, 2004. The proceeds from the financing amounted to approximately \$38 million. Of that amount, \$27 million has been earmarked for the public facilities in the Burbank/Cannery Area, a new joint-use Burbank Elementary School, and expanded Cannery Park. The remaining \$11 million is to be used for construction of additional downtown parking facilities and projects, including improvements to Muni Lot Two, two additional levels of parking for the Cinema Project, and adding a deck to the parking structure across from City Hall.

If the property purchase is approved, staff plans to return to the Agency Board in December for approval to issue bids for the Muni Lot Two construction contract. At that time, the refined parking lot layout would also be presented for review by the City Council/Agency Board. It is anticipated that construction would begin in March of 2005 and be completed by summer 2005.

Prepared by:

  
Maret Bartlett, Redevelopment Director

Recommended by:

  
Sylvia Ehrenthal, Director of Community  
and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Exhibits: Exhibit A - Site Map  
Resolutions

# EXHIBIT A - SITE MAP

Foothill Boulevard

"A" Street

"B" Street

1077 "A" Street

1027 "A" Street

1025 "A" Street

Main Street

Property to be Acquired

**DRAFT**

**REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD**

**RESOLUTION NO. RA-04-**

Introduced by Agency Member \_\_\_\_\_

**RESOLUTION AUTHORIZING THE ACQUISITION OF  
PORTIONS OF 1025-1027 A STREET AND 1077 A STREET  
FOR EXPANSION OF MUNICIPAL PARKING LOT TWO**

WHEREAS, Municipal Parking Lot Two is an internal parking lot with approximately 92 parking spaces located in the downtown between Foothill Boulevard and Main Street, with an entrance on B Street; and

WHEREAS, various options to provide additional public parking for the downtown businesses and partially satisfy the parking requirements of the proposed Cinema Place have been evaluated; staff has determined that the parking lot can be reconfigured and expanded to be a surface parking lot that could accommodate a multi-level parking structure; and

WHEREAS, the proposed site plan, presented to the Council Downtown Committee on July 26, 2004, provides public parking for 180 vehicles with additional spaces for motorcycles, new lighting and landscaping, an archway feature on B Street and a second entrance on A Street; and

WHEREAS, the lot would be expanded by acquiring land to the north of the lot at 1027 A Street, which is presently used as parking for the Salvation Army Store, and a portion of 1025 A Street where the Salvation Army Store is located; and

WHEREAS, in order to accommodate a future multi-level parking structure on Muni Lot Two, a portion of the property at 1077 A Street, which is a portion of the Long's Drug Store parking lot, also needs to be acquired.

NOW THEREFORE BE IT RESOLVED that the Agency Board of the Redevelopment Agency of the City of Hayward hereby authorizes the acquisition of 1025-1027 A Street and 1077 A Street in the amount of \$855,000, for the expansion of Municipal Parking Lot Two.

BE IT FURTHER RESOLVE, that the Executive Director is hereby authorized to negotiate and execute any and all documents necessary to complete the purchase and transfer of said property to the City.

HAYWARD, CALIFORNIA\_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:  
CHAIR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST:\_\_\_\_\_  
Secretary of the Redevelopment Agency  
of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

**DRAFT**

REDEVELOPMENT AGENCY OF THE CITY OF HAYWARD

RESOLUTION NO. RA-04-

Introduced by Agency Member \_\_\_\_\_

RESOLUTION AMENDING RESOLUTION RA-04-101, AS  
AMENDED, THE REDEVELOPMENT AGENCY BUDGET  
RESOLUTION FOR FISCAL YEAR 2004-05, RELATING TO  
AN APPROPRIATION OF FUNDS FROM THE  
REDEVELOPMENT AGENCY BOND FUND, FUND 454, TO  
THE EXPANSION OF MUNICIPAL PARKING LOT TWO  
PROJECT

BE IT RESOLVED by the Redevelopment Agency of the City of Hayward that  
Resolution No. RA-04-101, as amended, the Budget Resolution for fiscal year 2004-05, is  
hereby further amended by appropriating \$855,000 from the Redevelopment Agency Bond  
Fund, Fund 454, to the Expansion of the Municipal Parking Lot Two Project.

HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: AGENCY MEMBERS:

MAYOR:

NOES: AGENCY MEMBERS:

ABSTAIN: AGENCY MEMBERS:

ABSENT: AGENCY MEMBERS:

ATTEST: \_\_\_\_\_  
Secretary of the Redevelopment Agency

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel